



SEMINOLE COUNTY  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-80000025  
 Received & paid: 2/27/26

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
--	---------

#### PROJECT

PROJECT NAME: LONGWOOD HILLS ACREAGE SUBDIVISION	
PARCEL ID #(S): 29-20-30-5AT-0000-0050	
TOTAL ACREAGE: 4.15 ACRES	BCC DISTRICT: DISTRICT 4
ZONING: A-1 (AGRICULTURE – 1 ACRE MINIMUM)	FUTURE LAND USE: LDR – LOW DENSITY RESIDENTIAL

#### APPLICANT

NAME: SHANE J. DAVIS	COMPANY: DAVIS ENDEAVORS LLC	
ADDRESS: 250 LONGWOOD HILLS RD		
CITY: LONGWOOD	STATE: FLORIDA	ZIP: 32750
PHONE: (850) 485-4338	EMAIL: [REDACTED]	

#### CONSULTANT

NAME: JAMIN POE, C.G.C.	COMPANY: JB CUSTOM HOMES, LLC	
ADDRESS: 6901-A N. 9th AVE #116		
CITY: PENSACOLA	STATE: FLORIDA	ZIP: 32504
PHONE: 850-373-0488	EMAIL: [REDACTED]	

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: _____

#### STAFF USE ONLY

COMMENTS DUE: 3/6	COM DOC DUE: 3/12	DRC MEETING: 3/18
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Longwood Hills Rd, west of Ronald Reagan Blvd
W/S: Longwood	BCC: 4: Lockhart	

Agenda: 3/13

# PRE-APPLICATION NARRATIVE

Project Name: Davis Development – Longwood Hills  
Parcel ID: 29-20-30-5AT-0000-0050  
Address: 250 Longwood Hills Road, Longwood, FL  
Total Acreage: ±4.15 Acres  
Current Zoning: A-1 (Agriculture – 1 Acre)  
Future Land Use: Low Density Residential (LDR)

## 1. Project Overview

The applicant is requesting preliminary staff feedback regarding the potential redevelopment of the existing 4.15-acre parcel into a small-scale residential infill subdivision consisting of approximately ten (10) to twelve (12) detached single-family homes. The concept reflects a density range of approximately 2.4 to 2.9 dwelling units per acre, which remains below the maximum density permitted under the Low Density Residential (LDR) Future Land Use designation. The intent is to create a well-designed neighborhood consistent with surrounding residential development along Longwood Hills Road.

## 2. Concept Plan Summary



The preliminary concept includes a single controlled access point from Longwood Hills Road, an internal private roadway with a turnaround for emergency access, and detached single-family residential lots arranged along both sides of the roadway. Lot widths are anticipated in the 70–80 foot range. Existing wooded areas will be preserved where feasible. Stormwater facilities will be designed in accordance with Seminole County and SJRWMD requirements. The final number of lots will be determined based on environmental constraints, utility availability, and staff input.



## 3. Compatibility with Surrounding Area

The surrounding area is characterized by low-density residential development and estate-style properties. The proposed concept maintains detached single-family housing, remains within LDR density limitations, provides internalized access to minimize traffic impacts, and will incorporate buffering, landscaping, and architectural consistency. The applicant seeks staff guidance regarding the most appropriate zoning classification to implement the concept (e.g., Planned Development or compatible residential district).

#### 4. Environmental & Site Considerations

The property contains natural topography and wooded areas. A wetlands evaluation and detailed stormwater analysis will be conducted during the formal application phase to determine net buildable acreage and required buffers. The applicant requests preliminary feedback regarding wetland buffer expectations, stormwater design considerations, tree preservation standards, and floodplain or drainage constraints.

#### 5. Utilities & Infrastructure

The applicant requests confirmation regarding public water and sewer availability, fire access requirements and turnaround standards, private road right-of-way expectations, and any required off-site improvements.

#### 6. Purpose of Pre-Application

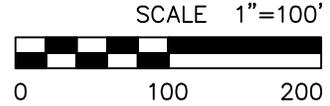
This submission is intended to obtain staff feedback regarding the appropriate zoning pathway, feasible lot count within LDR density, subdivision design standards, and environmental and infrastructure considerations. The applicant intends to refine the layout based on staff direction prior to submitting a formal rezoning and subdivision application.

[REDACTED]



# PROPOSED PLAT

DATE: 2/26/26  
 DAVIS DEVELOPMENT  
 250 LONGWOOD HILLS RD  
 29-20-30-SAT-0000-0050

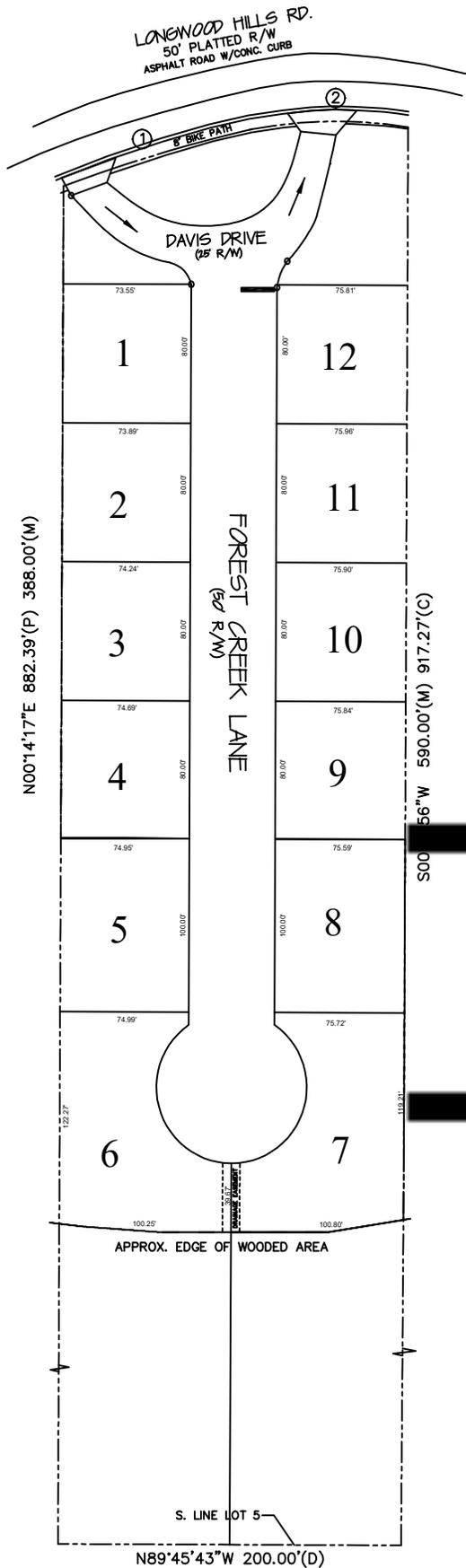


①  
 Central Angle=07°42'18"(C)  
 Radius=851.16'(P)  
 Arc=114.46'(C)  
 Chord=N73°20'53"E 114.37'(M)

②  
 Central Angle=19°54'39"(C)  
 Radius=264.00'(C)  
 Arc=91.74'(C)  
 Chord=N89°12'10"E 91.28'(M)

LOT 4

LOT 6



LONGWOOD HILLS RD.  
 50' PLATTED R/W  
 ASPHALT ROAD W/CONC. CURB

DAVIS DRIVE  
 (25' R/W)

FOREST CREEK LANE  
 (50' R/W)

APPROX. EDGE OF WOODED AREA

S. LINE LOT 5

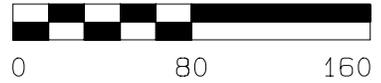
N89°45'43"W 200.00'(D)

N00°14'17"E 882.39'(P) 388.00'(M)

S00°56'W 590.00'(M) 917.27'(C)

ELEVATIONS BASED ON 1988 NAVD (North American Vertical Datum)

SCALE 1"=80'



# LONGWOOD HILLS RD.

50' FLATTED R/W  
ASPHALT ROAD W/CONC. CURB

①  
 Central Angle=07°42'18"(C)  
 Radius=851.16'(P)  
 Arc=114.46'(C)  
 Chord=N73°20'53"E 114.37'(M)

②  
 Central Angle=19°54'39"(C)  
 Radius=264.00'(C)  
 Arc=91.74'(C)  
 Chord=N89°12'10"E 91.28'(M)

BENCHMARK REFERENCE:  
 SEMINOLE COUNTY REF # 4090601  
 ELEV=59.44' 1988 NAVD

INSUFFICIENT PLAT GEOMETRY TO  
 ACCURATELY CALCULATE R/W FOR  
 LONGWOOD HILLS ROAD.  
 LINE BASED ON EXISTING ROAD.

500°14'17"E 882.39'(P) 388.00'(M)

LOT 4

LOT 6

E. LINE LOT 5

200' (DEED)

500°16'56" 590.00'(M) 917.27'(C)

WEST 200' OF LOT 5

REMAINDER OF LOT 5 (Not Included)

APPROX. EDGE OF FILL

APPROX. EDGE OF WOODED AREA

S. LINE LOT 5

120.45' (P)

SHEET 2 OF 2

This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown herein, valid on the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

NOT A PART OF THIS PLAT

THIS DRAWING IS THE SOLE PROPERTY OF LANGFORD SURVEYING CFL, INC. AND CANNOT BE EDITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. OTHER THAN THE ORIGINAL CLIENT. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. ©

Langford Surveying CFL, Inc.  
 5415 Lake Howell Rd. #160  
 Winter Park, FL 32792  
 407-332-7202 Fax 800-654-2339  
 www.langfordsurveying.com  
 jim@langfordsurveying.com

NOTE: Date of survey may differ from date of signature. If so, the date of survey is the applicable date.

DATE SIGNED: 5/11/2014  
 James P. Langford, P.L.S. 3992 LB7803  
 VALID ONLY WITH AN AUTHENTICATED ELECTRONIC OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

Date of Survey:  
 5/10/2014

Drawn by:  
 JPL

Checked by:  
 JPL

Scale:  
 1"=80'

File name/no.  
 14-05/06



February 20, 2026

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be consulted in accordance with the layer metadata found on the National Wetlands Inventory Mapper web site.

# Property Record Card



Parcel: **29-20-30-5AT-0000-0050**  
 Property Address: **250 LONGWOOD HILLS RD LONGWOOD, FL 32750**  
 Owners: **DAVIS, SHANE J**  
 2026 Market Value \$376,723 Assessed Value \$355,849 Taxable Value \$304,438  
 2025 Tax Bill \$4,180.88 Tax Savings with Exemptions \$914.48  
 The 1 Bed/1 Bath Single Family property is 465 SF and a lot size of 4.16 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	29-20-30-5AT-0000-0050
Property Address	250 LONGWOOD HILLS RD LONGWOOD, FL 32750
Mailing Address	250 LONGWOOD HILLS RD LONGWOOD, FL 32750-3328
Subdivision	LONGWOOD HILLS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$26,910	\$27,582
Depreciated Other Features	\$14,700	\$9,800
Land Value (Market)	\$335,113	\$335,113
Land Value Agriculture	\$0	\$0
Just/Market Value	\$376,723	\$372,495
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$20,874	\$26,001
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$355,849	\$346,494

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,095.36
Tax Bill Amount	\$4,180.88
Tax Savings with Exemptions	\$914.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 DAVIS, SHANE J

## Legal Description

W 200 FT OF LOT 5  
LONGWOOD HILLS  
PB 6 PG 15

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$355,849	\$51,411	\$304,438
Schools	\$355,849	\$25,000	\$330,849
FIRE	\$355,849	\$51,411	\$304,438
ROAD DISTRICT	\$355,849	\$51,411	\$304,438
SJWM(Saint Johns Water Management)	\$355,849	\$51,411	\$304,438

## Sales

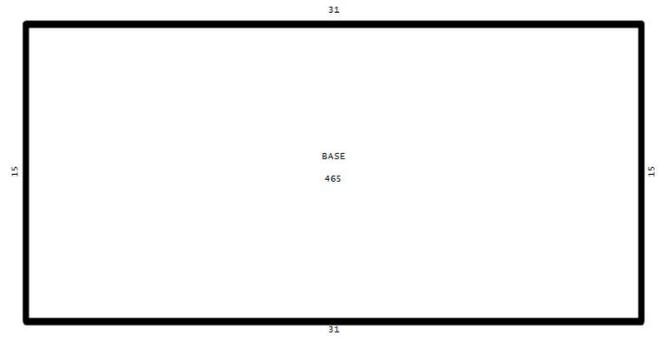
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/2/2020	\$100	09655/0022	Improved	No
SPECIAL WARRANTY DEED	12/1/2013	\$92,000	08187/0372	Improved	No
CERTIFICATE OF TITLE	10/1/2013	\$100	08152/1678	Improved	No
WARRANTY DEED	10/1/1999	\$170,000	03738/0549	Improved	Yes
WARRANTY DEED	12/1/1998	\$30,000	03565/1346	Improved	No
WARRANTY DEED	11/1/1994	\$100	02860/1104	Improved	No
WARRANTY DEED	11/1/1980	\$80,000	01305/0461	Improved	Yes

## Land

Units	Rate	Assessed	Market
4.15 Acres	\$95,000/Acre	\$335,113	\$335,113

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	465
Total Area (ft <sup>2</sup> )	465
Constuction	CONC BLOCK
Replacement Cost	\$53,819
Assessed	\$26,910

\* Year Built = Actual / Effective



Building 1

Permits				
Permit #	Description	Value	CO Date	Permit Date
11314	250 LONGWOOD HILLS RD: REROOF RESIDENTIAL- [LONGWOOD HILLS]	\$2,300		6/14/2021
01009	DEMOLITION	\$0		2/1/2000

Extra Features					
Description	Year Built	Units	Cost	Assessed	
ACCESSORY BLDG 3	1970	1	\$15,000	\$9,000	
ACCESSORY BLDG 2	1995	1	\$5,000	\$3,000	
CARPORT 2	1970	1	\$4,500	\$2,700	

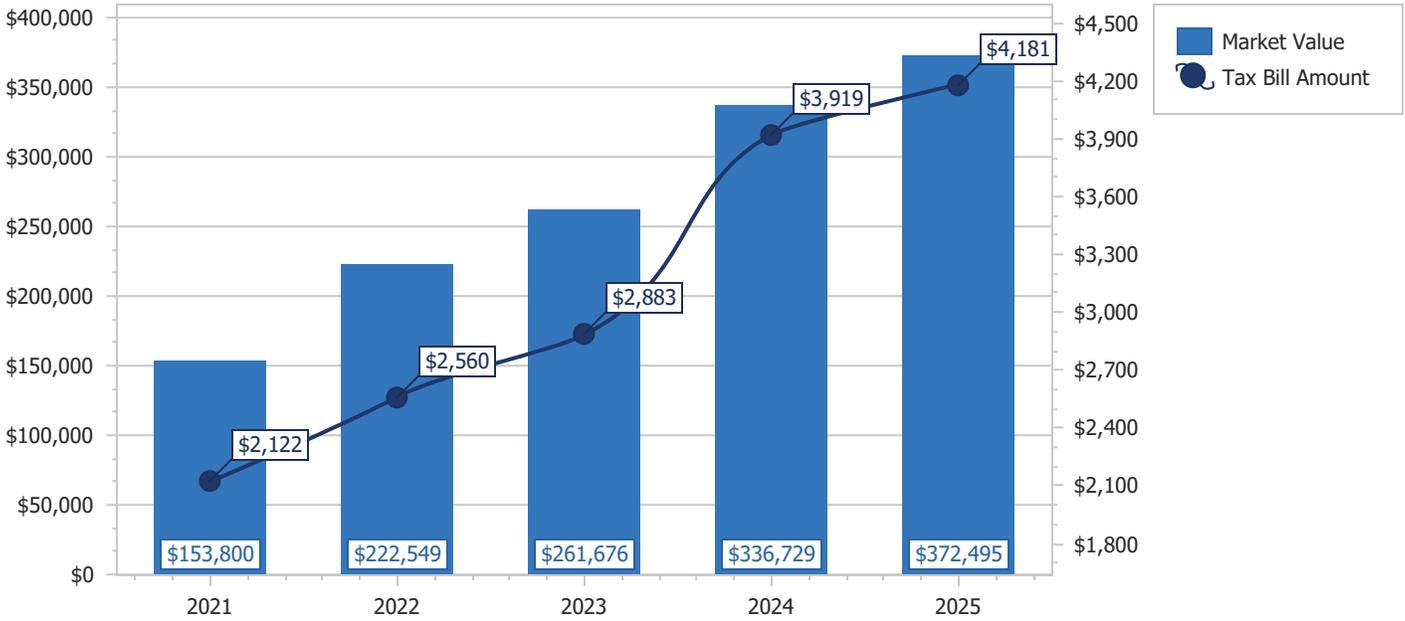
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Longwood
Middle	Greenwood Lakes
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 26

Utilities	
Fire Station #	Station: 15 Zone: 154
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Longwood
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



Copyright 2026 © Seminole County Property Appraiser

**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/27/2026 3:42:12 PM  
**Project:** 26-80000025  
**Credit Card Number:** 55\*\*\*\*\*0570  
**Authorization Number:** 99777J  
**Transaction Number:** 270226C1A-5FCB5FD7-0730-4F76-8B6D-9A7AB64526F9  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50